

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE - N/S Edmondson Ave. 363' W of Beachwood Avenue (1402 Edmondson Avenue) 1st Election District 1st Councilmanic District

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

* Case No. 94-123-XA

Dorothy M. Beaman
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception and a Petition for Variance filed by the owner of the subject property, Dorothy M. Beaman. The Petitioner seeks a special exception to permit a lawyer's office on the subject property, pursuant to Section 1801.1.C.9B of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 409.6.A2 of the B.C.Z.R. to permit two (2) off-street parking spaces in lieu of the required four (4) spaces, and from Section 1801.1.C.9B to permit the proposed lawyer's office to occupy 27% of the floor area of the existing residence in lieu of the maximum permitted 25%, all as more particularly described on Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petition were Dorothy Beaman, property owner, Ira K. Himmell, Esquire, and Geoffrey C. Schultz with McKee & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 1402 Edmondson Avenue, consists of a gross area of 0.217 acres zoned D.R. 3.5, and is improved with a single family dwelling and detached garage. The Petitioner is desirous of relocating her law practice from its present location in Towson to the subject property, which has been her residence for many years. Testimony indicated that Ms. Beaman suffers from bronchi-

tis, asthma and emphysema and finds it difficult to walk any great distances. In order that she may continue to practice law, Ms. Beaman wishes to convert a portion of the first floor of her dwelling into office space. Ms. Beaman testified that she contacted her local community association and received their support, provided the special exception and variances are limited to her use of the property only. In the event Ms. Beaman were to sell or transfer the subject property, the special exception and variances granted herein would be terminated. Ms. Beaman indicated that this agreement was acceptable to her and a restriction will be imposed in this Order as a condition of the granting of this relief.

It is clear that the B.C.Z.R. permits the use proposed in a D.R. 3.5 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of November, 1993 that the Petition for Special Exception seeking permission to establish a lawyer's office on the subject property, pursuant to Section 1801.1.C.9B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6.A2 of the B.C.Z.R. to permit two (2) off-street parking spaces in lieu of the required four (4) spaces, and from Section 1801.1.C.9B to permit the proposed lawyer's office to occupy 27% of the floor area of the existing residence in lieu of the maximum permitted 25%, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

- 2) The special exception and variance granted herein are limited to the Petitioner, Dorothy Beaman, for so long as she resides on the property. In the event the subject property is sold, leased, or transferred to any other individual, the special exception and variances granted herein shall be terminated.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

November 30, 1993

(410) 887-4386

Ms. Dorothy M. Beaman
1402 Edmondson Avenue
Catonville, Maryland 21228

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
N/S Edmondson Avenue, 363' W of Beachwood Avenue
(1402 Edmondson Avenue)
1st Election District 1st Councilmanic District
Dorothy M. Beaman - Petitioner
Case No. 94-123-XA

Dear Ms. Beaman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

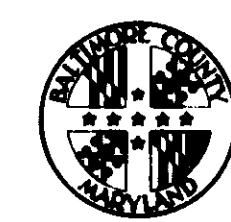
In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Geoffrey C. Schultz
McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, Md. 21030
People's Counsel

File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1402 Edmondson Avenue
94-123-XA which is presently zoned DR-3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a lawyer's office as permitted by special exception under Section 1801.1.C.9B of the Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lease	Legal Owner(s)	
(Type or Print Name)	Dorothy M. Beaman	
Signature	<i>Dorothy M. Beaman</i>	
Address	(Type or Print Name)	
City	State	Zip Code
Attorney for Petitioner	Address	Phone No.
(Type or Print Name)	Catonville, Maryland 21228	
Signature	Geoffrey C. Schultz	
Address	5 Shawan Road, Hunt Valley, MD 21030	
City	State	Zip Code
Attorney for Hearing	Address	Phone No.
(Type or Print Name)	5 Shawan Road, Hunt Valley, MD 21030	
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MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone (410) 527-1555
Facsimile (410) 527-1563

September 15, 1993

94-123-XA

ZONING DESCRIPTION OF
#1402 EDMONDSON AVENUE
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the north side of Edmondson Avenue (80 feet wide) at the distance of 363 feet west of the west side of Beechwood Avenue (40 feet wide); thence running North 29° 03' West 125.00 feet, South 80° West 63.8 feet, South 29° 03' East 125.00 feet, and North 80° East 63.8 feet to the place of beginning as recorded in deed Liber 5705, folio 359.

Containing 7541 square feet or 0.173 acres of land. Also known as #1402 Edmondson Avenue and located in the First Election District.

120

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 120 Date of Posting: 9/13/93
Posted for: Special Exception & Variance
Petitioner: Dorothy M. Beaman
Location of property: 1402 Edmondson Ave., N.E., 363' W. of Beechwood Ave.
Location of Sign: Along road, on property between
Remarks: _____
Posted by: [Signature] Date of return: 9/15/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/30/93

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/30/93.

THE JEFFERSONIAN,
A. Henderson
LEGAL AD. - TOWSON
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, November 2, 1993 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 94-123-XA (Item 120)
1402 Edmondson Avenue
N/E Edmondson Avenue, 363' W of Beechwood Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Dorothy M. Beaman
HEARING: TUESDAY, NOVEMBER 2, 1993 at 9:00 a.m. in Room 118, Old Courthouse.
Special Exception for a lawyer's office.
Variance to permit two off-street parking spaces in lieu of the required four spaces; and to permit an office (lawyer) to occupy 77% of the floor area of a residence in lieu of the maximum permitted 25%.

Baltimore County
Zoning Administration
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: 8-001-6180
Date: 9-15-93 **94-123-XA** Number: JCM
DOROTHY BEAMAN - 1402 EDMONDSON AVE.
VARIANCE (120) 250.00
SP. EX. (050) 300.00
POSTING (080) 2x35 70.00
620.00
Please Make Checks Payable To: Baltimore County
CASHIER'S VALIDATION
0240220073816955-93 \$620.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 120
Petitioner: DOROTHY BEAMAN
Location: 1402 EDMONDSON AVE. 21226

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME
ADDRESS: _____
PHONE NUMBER: 823-3010

AJ:ggg

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
September 30, 1993 Issue - Jeffersonian

Please forward billing to:

Dorothy Beaman
1402 Edmondson Avenue
Catonsville, Maryland 21228
410-823-3010

COPY

NOTICE OF HEARING

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CASE NUMBER: 94-123-XA (Item 120)
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1st Election District - 1st Councilmanic
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LAWRENCE E. SCHWYD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEADLINES ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

SEP. 23 1993 (410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, November 2, 1993 at 9:00 a.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-123-XA (Item 120)
1402 Edmondson Avenue
N/E Edmondson Avenue, 363' W of Beechwood Avenue
1st Election District - 1st Councilmanic
Petitioner(s): Dorothy M. Beaman
HEARING: TUESDAY, NOVEMBER 2, 1993 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a lawyer's office.
Variance to permit two off-street parking spaces in lieu of the required four spaces; and to permit an office (lawyer) to occupy 77% of the floor area of a residence in lieu of the maximum permitted 25%.

[Signature]
Arnold Jablon
Director

cc: Dorothy M. Beaman
Geoffrey C. Schultz

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEADLINES ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 22, 1993

Ms. Dorothy M. Beaman
1402 Edmondson Avenue
Catonsville, Maryland 21228

RE: Case No. 94-123-XA, Item No. 120
Petitioner: Dorothy M. Beaman
Petitions for Special Exception and Variance

Dear Ms. Beaman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 15, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: Robert W. Bowling, Senior Engineer
Development Plan Review Section
RE: Zoning Advisory Committee Meeting
for October 4, 1993
Item No. 120

The Development Plan Review Section has reviewed the subject zoning item. It appears that adequate parking could be provided. Also, the site is consistent with the Landscape Manual and the Landscape Zoning Regulations.

RWB:11

SHA Maryland Department of Transportation
State Highway Administration

9-22-93

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: BACTO. CO.
Item No: +130 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 30, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 97, 106, 117, 118, 120, 124, 126, 127 and 128.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Gary L. Lewis

PK/JL:lw

ZAC.97/PZONE/ZAC1

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 28, 1993

(410) 887-3610

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

ZONING AGENDA - MEETING OF SEPTEMBER 27, 1993

- RE: Property Owner: Clarence Cox
Location: #2929 Eastern Boulevard
Item No.: #113(MJK)
No Comments.
- RE: Property Owner: Jacqueline Lois LeConte
Location: #3 St. Timothy's Lane
Item No.: #118 (RT)
1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
Sprinklers shall be installed in accordance with MD State Code, State Bill #658.
- RE: Property Owner: Eva M. Nolan & Nicholas J. Nolan
Location: #4342 Penn Avenue
Item No.: #119 (RT)
No Comments.
- RE: Property Owner: Dorothy M. Beaman
Location: #1402 Edmondson Avenue
Item No.: #120 (JCM)
No Comments.
- RE: Property Owner: Melvin Gladney and Pamie Gladney
Location: #6734 Dogwood Road
Item No.: #121 (JCM)
No Comments.
- RE: Property Owner: Sandra Andrejak
Location: NE/S Stemmers Run Road & #613 (Norris Lane - Kenwood's)
Item No.: #122 (WCR) & #123 (WCR)
No Comments.
- RE: Property Owner: William Hirshfeld and Loretta Hirshfeld
Location: #15 Merry Hill Court
Item No.: #124 (JLL)
No Comments.

LAW OFFICES
HOOPER, KIEFER & CORNELL
343 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201-4361
(410) 727-4700
FAX: (410) 625-4708

September 15, 1993

Mr. Arnold Jablon, Director
Baltimore County Office of Zoning
Administration and Development Management
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 1402 Edmondson Avenue
Item # 94-123-XA

Dear Mr. Jablon:

I respectfully request an early hearing date for the Petition for Special Exceptions and Variance filed in connection with the use of part of my home as a law office. There are two reasons. First, I have developed a physical condition that makes it extremely difficult to walk very far and/or negotiate steps. Secondly, the lease for our present office at 406 W. Pennsylvania Avenue (a location which requires me to go up and down steps) terminates on November 30, 1993.

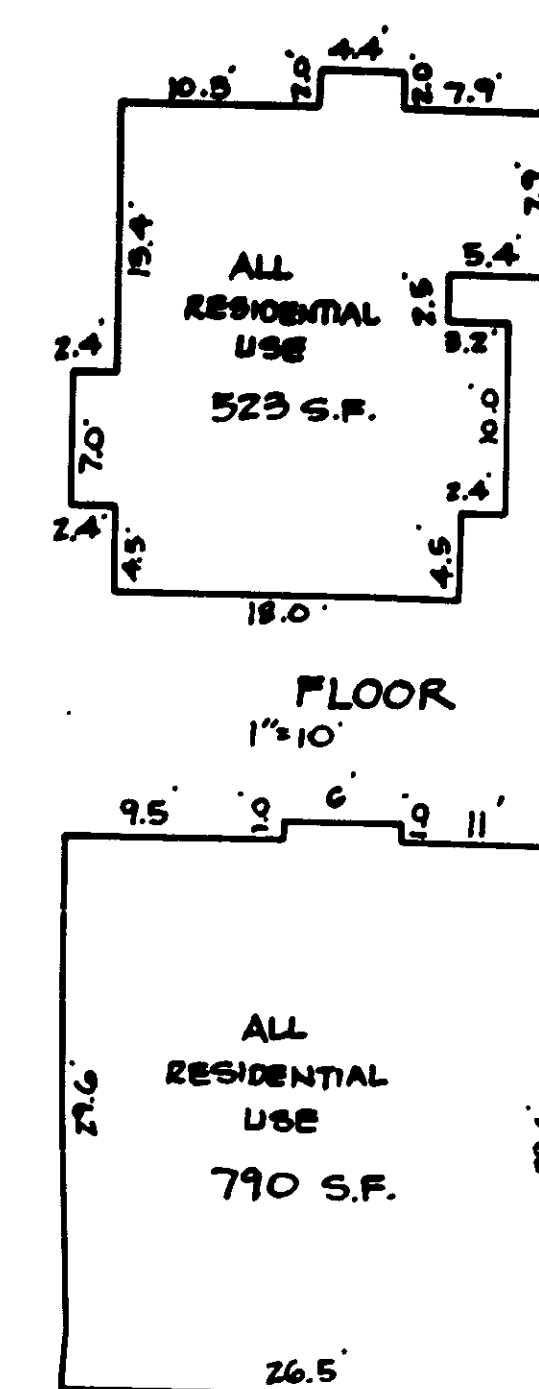
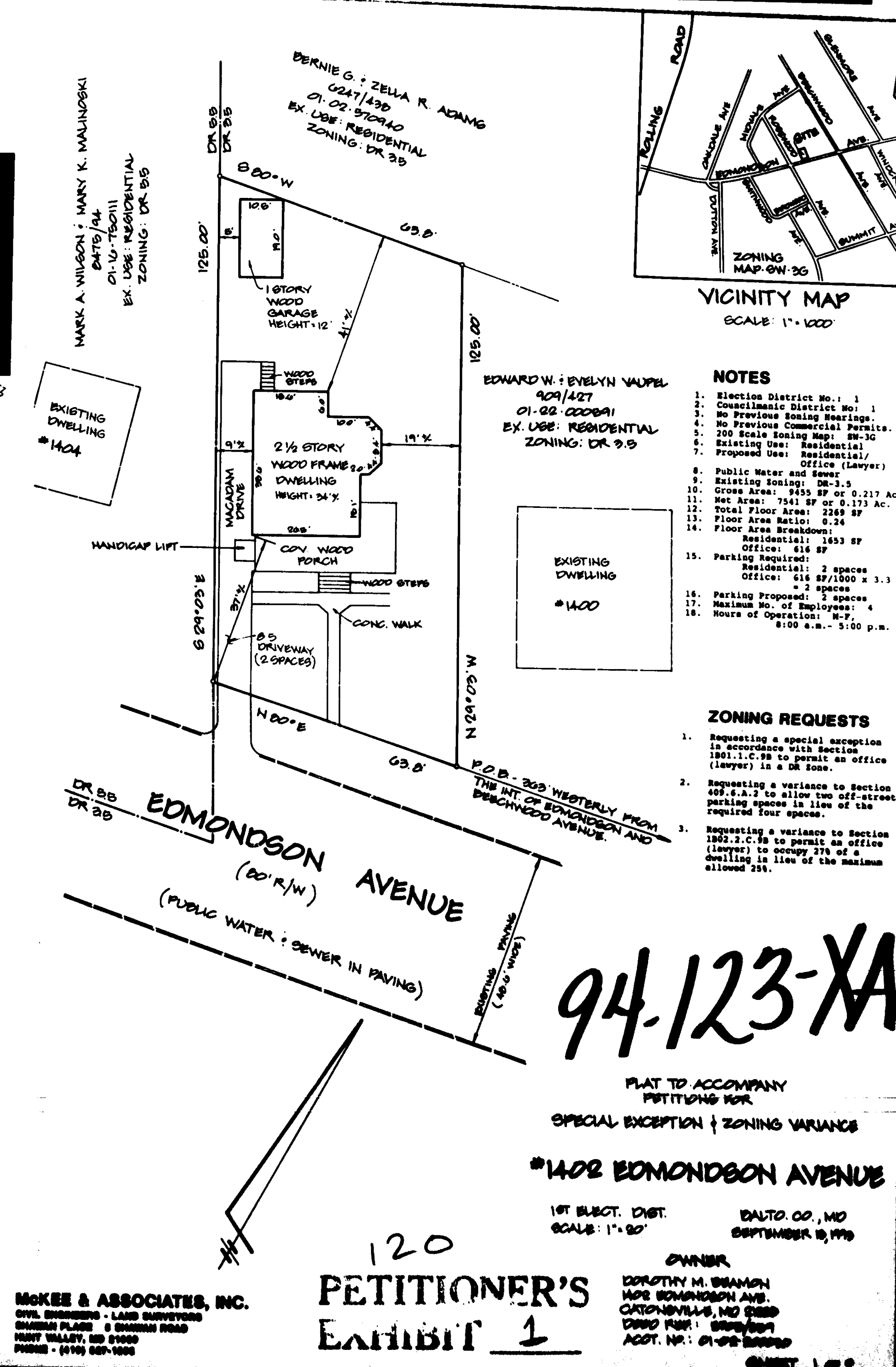
For these reasons, I am most anxious to move the office to my house as soon as possible.

Thank you for your consideration.

Sincerely,
Dorothy M. Beaman
Dorothy M. Beaman

DMB/mam

RECEIVED
SEP 16 1993
ZADM



FLOOR AREA BREAKDOWN

3RD. FLOOR - RESIDENTIAL	523 SF
2ND. FLOOR - RESIDENTIAL	790 SF
1ST. FLOOR - RESIDENTIAL	340 SF
OFFICE	616 SF
TOTAL RESIDENTIAL USE	1653 SF
TOTAL OFFICE USE	616 SF
% OF OFFICE USE	27%

PETITIONER'S EXHIBIT 2

NOTE: CROSS-HATCHED AREAS INDICATE PROPOSED OFFICE USE.

94-123-XA

FLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & ZONING VARIANCE

#1402 EDMONDSON AVENUE

1ST ELEC. DIST. SCALE: 1"=20'

OWNER
DOROTHY M. BEAMAN
1402 EDMONDSON AVE
CATONSVILLE, MD 21228
DEED REF: 8105/30A
ACCT. NO: 01-02-200000
SHEET 2 OF 2

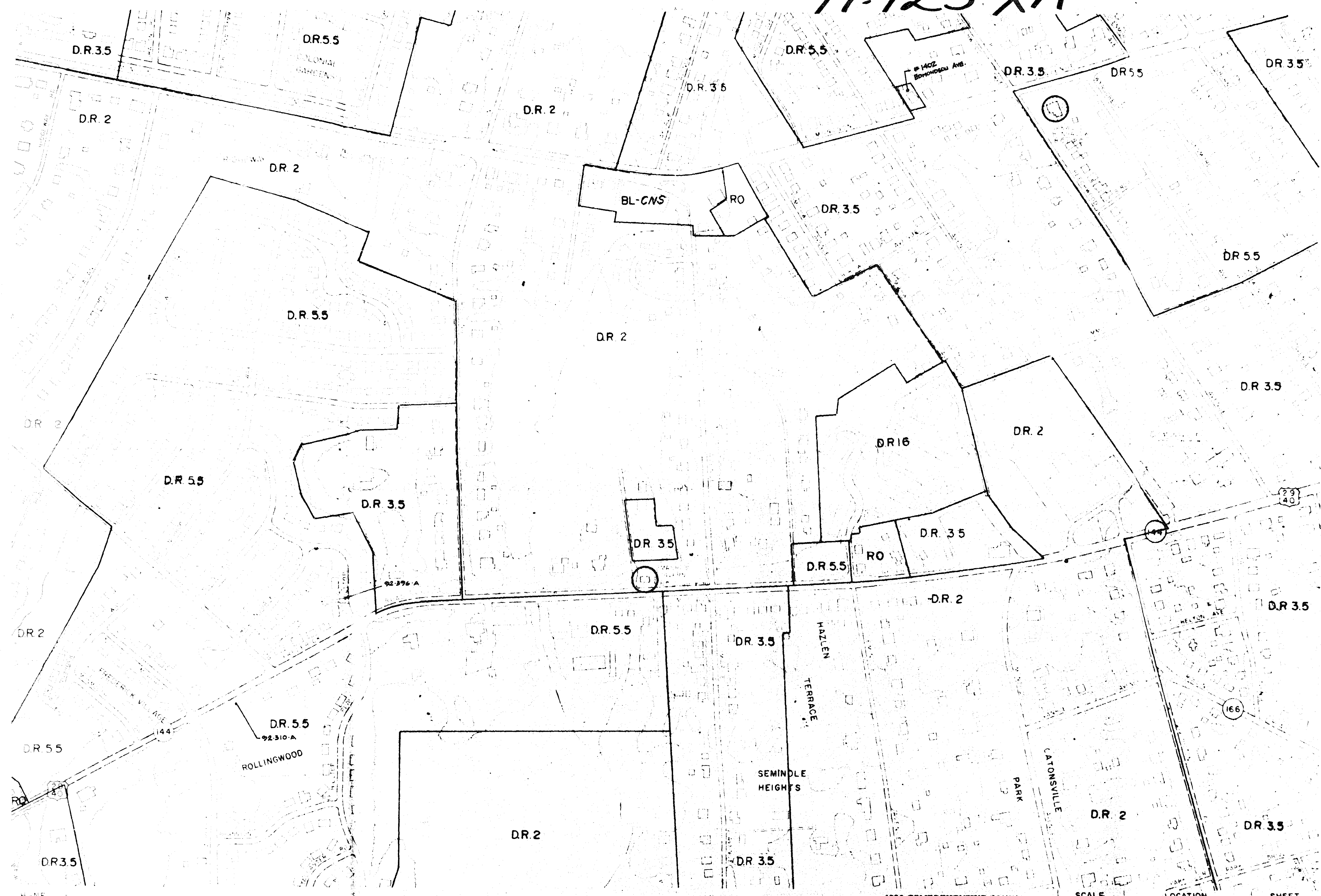
McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SHAWAN PLACE - SHAWAN ROAD
GANT VALLEY, MD 21036
PHONE - (410) 827-1855

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Dorothy M. Beaman	1402 Edmondson Ave
IRA K. HIRSHFELD	Catonville, MD 21228
GEORGE C. SCHULTZ	3431 North Charles Street Baltimore, MD 21211 5 SHAWAN ROAD

94-123-XA



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William H. Harwood
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
CATONSVILLE
#1402 EDMONDSON AVENUE
SHEET
SW
3-G

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANAN BURN, INC. BALTIMORE, MD. 21210

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